

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Lihue District Court Room
Lihue, Kauai

September 8, 1967 - 3:05 p.m.

Commissioners Present: Shiro Nishimura, Chairman Pro tem
Jim Ferry
Wilbert Choi
Goro Inaba
Leslie Wung
Keigo Murakami

Commissioners Absent: C. E. S. Burns
Shelley Mark

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

It was moved by Commissioner Wung and seconded by Commissioner Choi that the minutes of the meeting of June 16, 1967 be approved as circulated. The motion was passed unanimously.

Acting Chairman Nishimura swore in persons planning to testify before the Commission.

HEARINGS

PETITION BY TAKATO SOKEI (A67-155) TO RECLASSIFY 2 PARCELS TOTTALLING APPROXIMATELY 2.5 ACRES FROM AGRICULTURE TO URBAN AT KAPAA, KAUAI

Mr. Duran presented a staff report recommending approval of the reclassification of the 2.1 acre parcel for Urban and denial of the smaller parcel containing approximately 16,900 square feet, based on staff's analysis (see copy of report on file).

In response to Commissioner Inaba's question, Mr. Duran advised that the reason for recommending denial of the smaller parcel was based on the existing boundary which created a desirable physical feature since it followed the road. Also, that the area was presently in pasture use, part of a large dairy pasture, and was dedicated by the petitioner for agricultural use for the next 10 years. He stated that a dairy operation presently existed on the property and this was not compatible in an Urban District. He added that there was nothing to preclude the petitioner from building a residence on the parcel since the parcel had been subdivided in 1935.

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Mr. Duran commented that the purported additional data by the petitioner such as population growth in the Kula area, existing boundaries, existing utilities, the unsuitability of the land for agricultural uses, were all matters that were discussed at the time of the original public hearing. He further stated that staff had been in the Kula area recently to conduct survey of pending Tax Department applications for dedication of urban lands for agricultural purposes for the next 10 years. The Urban and Rural areas were mostly vacant or being used for grazing. From the standpoint of need alone, it would be very difficult to justify urbanization of Mr. Ige's property located farther upland. If a need for home sites existed, why were not the urban-zoned lands being developed rather than being dedicated for agricultural purposes?

In support of the motion pending before the Commission to reconsider the Ige petition, Commissioner Ferry expressed the view that he would like another public hearing conducted, preceded by a field trip by the Commissioners to the subject area. He also pointed to the fact that there were only 4 Commissioners present at the time of the public hearing.

Mr. Duran suggested that if the motion were for approval of a reconsideration, a more appropriate basis might be on the field inspection rather than on new evidence submitted.

The Commissioners were polled as follows:

Ayes: Commissioners Ferry, Inaba, Nishimura, Murakami, Choi

Nay: Commissioner Wung

The motion was carried.

ACTION

PETITION BY LAND USE COMMISSION (A67-152) TO RECLASSIFY APPROXIMATELY 29 ACRES FROM URBAN TO CONSERVATION, AND APPROXIMATELY 1/3 ACRE FROM CONSERVATION TO URBAN AT DIAMOND HEAD, HONOLULU

Staff memo was presented by Mr. Leong recommending approval of the petition (see copy of report on file).

Commissioner Choi moved to approve the petition which was seconded by Commissioner Inaba and passed unanimously.

PROPOSED ADDITION TO KALANI-IKI ESTATES CONDOMINIUM PROJECT BY BISHOP ESTATE

Mr. Duran read a letter from the Trustees of the Bishop Estate requesting the Land Use Commission's reaction to the Trustees' proposed increase in the number of dwelling units from 89 to 107 for the Kalani-iki Estates Condominium Project. (See copy of letter on file.)

Mr. Duran reviewed the circumstances involved at the time of the approval of the petition by the Commission and the present request by the Trustees of

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VOTE RECORD

Item A67-152 - Land Use Commission Date September 8, 1967

Place Lihue District Court Room Time 3:00 p.m.

Commissioners	Yes	No	Abstain	Absent
BURNS, C.E.S.				✓
FERRY, J.	✓			
INABA, G.	✓			
MARK, S.				✓
NISHIMURA, S.	✓			
MURAKAMI, K. XXXXXX	✓			
CHOI, W. XXXXXXXXXX	✓			
WUNG, L.	✓			
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Comments:

~~Approve recommendation~~

~~Iye~~